

DELAYED EFFECTIVE DATE

1-1-2001

ARTICLES OF INCORPORATION
OF
STIRLING RANCH PROPERTY OWNERS ASSOCIATION, INC.
(a Colorado nonprofit corporation)

The undersigned, acting as incorporator of a nonprofit corporation under the Colorado Revised Nonprofit Corporation Act, hereby certifies the following Articles:

ARTICLE I

Name

20001241607 M

\$ 100.00

SECRETARY OF STATE

12-12-2000 12:05:01

The name of the corporation is Stirling Ranch Property Owners Association, Inc., hereinafter called the "Association."

FILED - ORIGINAL COPY
PETER P. CAMERON
COLORADO SECRETARY OF STATE

ARTICLE II

PERIOD OF DURATION

The effective date of incorporation for the Association shall be January 1, 2001. The Association shall exist in perpetuity from and after such effective date, unless dissolved according to Colorado law.

ARTICLE III

PURPOSES OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof. The primary purposes for which the Association is formed are: (i) to provide for the operation, administration, use and maintenance of a planned community, including the administration, use and maintenance of certain common areas and other property more fully described under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Stirling Ranch, recorded in the office of the Clerk and Recorder of Garfield County, Colorado, as it may be amended from time to time (the "Declaration"); (ii) to serve the legitimate interests of the owners of all property subject to such Declaration, including property that may be hereafter made subject to such Declaration; and (iii) to promote the general health, safety, and welfare of the owners, residents, and occupants of all property subject to the Declaration.

ARTICLE IV

POWERS

In furtherance of the purposes stated above, the Association shall have and may exercise all of the rights, powers, privileges, and immunities now or subsequently conferred upon nonprofit corporations incorporated under the laws of the State of Colorado.

ARTICLE V
LIMITATION OF LIABILITY

No director of the Association shall have any liability to the Association or to its members for monetary damages for breach of fiduciary duty as a director, except to the extent such exemption from liability is not permitted under the Colorado Revised Nonprofit Corporation Act. Any repeal or modification of the foregoing sentence shall not adversely affect any right or protection of a director in respect of any act or omission occurring prior to such repeal or modification.

ARTICLE VI
INDEMNIFICATION

The Association shall provide indemnification either directly or indirectly through insurance policies or otherwise, to the fullest extent permitted by law, for any individual who serves as a director, officer, employee or agent of the Association, or who serves at the request of the Association as a director, officer, partner, trustee, employee, or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, other enterprise or employee benefit plan, against liabilities and expenses such individual incurs in connection with holding such position.

Whenever such an individual seeks indemnification by the Association against any liability or expenses incurred in any threatened, pending or completed proceeding in which the individual is a party because he or she holds or has held any such position, the Association shall proceed diligently and in good faith to make a determination, in the manner permitted in the Colorado Revised Nonprofit Corporation Act, whether indemnification is permissible in the circumstances. If indemnification is determined to be permissible, the Association shall indemnify the individual to the fullest extent permissible, provided that any indemnification for expenses shall be limited to the amount found reasonable by an evaluation conducted in a manner permitted by the Colorado Revised Nonprofit Corporation Act.

This article shall not be interpreted to limit in any manner any indemnification the Association may be required to pay pursuant to the Colorado Revised Nonprofit Corporation Act, any court order, or any contract, resolution or other commitment that is legally valid.

ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Association shall be at 0704 Skipper Lane, Carbondale, CO. 81623. The initial registered agent at such office shall be Rebecca Stirling. The principal office of the Association is located at 0704 Skipper Lane, Carbondale, CO 81623.

ARTICLE VIII
INITIAL EXECUTIVE BOARD

The number of directors constituting the initial Executive Board shall be three (3). The names and addresses of such persons are:

<u>Name</u>	<u>Address</u>
Rebecca Stirling	0704 Skipper Lane, Carbondale, CO 81623
Avigale S. McLoughin	0704 Skipper Lane, Carbondale, CO 81623
Ariana M. Stirling	0704 Skipper Lane Carbondale, CO 81623

ARTICLE IX
MEMBERS

The Association shall have one class of members as set forth in the Bylaws of the Association. All members shall be voting members.

ARTICLE X
DISSOLUTION

The Association may be dissolved with the assent given writing and signed by members representing not less than sixty-seven percent (67%) of the votes entitled to be cast. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

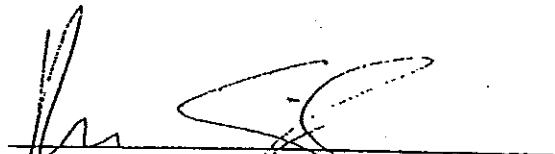
ARTICLE XI
AMENDMENT

The provisions of these Articles may be amended or terminated, in whole or in part, from time to time, upon the written consent of members of the Association representing sixty-seven percent (67%) or more of all votes entitled to be cast.

ARTICLE XII
INCORPORATOR

The name of the incorporator is Rebecca Stirling, whose address is 0704 Skipper Way, Carbondale, CO 81623.


IN WITNESS WHEREOF, the undersigned incorporator has signed her name to these Articles of Incorporation this 8th day of December, 2000.



Rebecca Stirling, Incorporator

CONSENT TO APPOINTMENT AS REGISTERED AGENT

Rebecca Stirling hereby consents to serve as the initial registered agent for the Association.

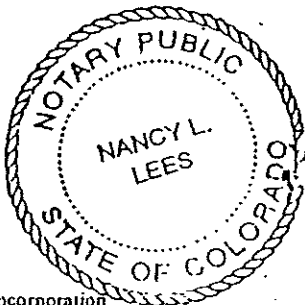


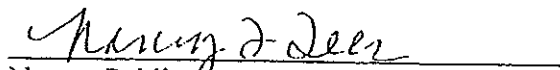
Rebecca Stirling

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The Consent to Appointment as Registered Agent was acknowledged, subscribed and sworn to before me this 8th day of December, 2000, by Rebecca Stirling.

WITNESS my hand and official seal. My Commission expires: 10-24-2004 My Commission Expires





Notary Public

**BYLAWS
OF
STIRLING RANCH PROPERTY OWNERS ASSOCIATION, INC.**

INTRODUCTION

The name of the corporation shall be STIRLING RANCH PROPERTY OWNERS ASSOCIATION, INC., a Colorado nonprofit corporation (the "Association"). The Association is formed in accordance with the provisions of the Colorado Revised Nonprofit Corporation Act, §§ 7-121-101 to -137, C.R.S. The Association's Articles of Incorporation were duly filed by the Colorado Secretary of State effective January 01, 2001, and may be amended as provided therein and under Colorado law.

**ARTICLE I
PURPOSES, ASSENT OF MEMBERS, AND DEFINITIONS**

Section 1.1 Purposes. The specific purposes for which the Association is formed are: (i) to provide for the maintenance, preservation and control of that certain planned community known as Stirling Ranch, located on real property situated in the County of Garfield, State of Colorado, as more fully described in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Stirling Ranch, recorded with the Clerk and Recorder of Garfield County, Colorado, in Book 1334 at Page 672 as Reception No. 603327 ("the Declaration"), as such Declaration may be amended and supplemented from time to time, including by the addition or expansion of real property to such planned community; (ii) to serve the legitimate interests of the Owners of the Units within such planned community (as defined in the Declaration); and (iii) to promote the general health, safety and welfare of all Owners, residents, occupants and guests of Stirling Ranch. All references to "Stirling Ranch" in these Bylaws shall be deemed to include all real property now subject to the Declaration, and all real property duly made subject to such Declaration hereafter.

Section 1.2 Assent. All present or future Owners, present or future tenants, and all other persons using the facilities of Stirling Ranch in any manner are subject to these Bylaws and any rules and/or regulations adopted by the Executive Board pursuant to these Bylaws and the Declaration. The mere acquisition or rental of any Unit within Stirling Ranch, or the mere act of occupancy of any such Unit, shall constitute an acceptance and ratification of these Bylaws and an agreement to comply with said rules and/or regulations.

Section 1.3 Definitions. Unless otherwise specified, capitalized terms used in these Bylaws shall have the same definition and meaning in these Bylaws as established for such terms in the Declaration.

ARTICLE II **MEMBERSHIP**

Section 2.1 Membership. Every Owner of a Unit within Stirling Ranch shall be a member of the Association and subject to the governing documents of the Association, including, without limitation, the Declaration, the Articles of Incorporation, these Bylaws, and all duly-adopted resolutions, rules and regulations. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of a Unit. When more than one person holds an ownership interest in a Unit, all such persons shall be members of the Association, but in no event shall more than one vote be cast with respect to any such Unit. No such vote may be cast in fractions.

Section 2.2 Responsibilities of Members. Any person, including Declarant, upon becoming an Owner of a Unit, shall automatically become a member of the Association. Such membership shall terminate without any formal Association action whenever such person ceases to own a Unit, but such termination shall not relieve or release any such person from any liability or obligation incurred under, or in any way connected with, the Association during the period of such ownership, nor impair any rights or remedies which the Executive Board of the Association or others may have against such person arising out of ownership of the Unit and membership in the Association, and the covenants and obligations incident thereto.

Section 2.3 Membership Certificates. No certificates of stock shall be issued by the Association, but the Executive Board may, if it so elects, issue membership certificates to Owners. Such membership certificate shall be surrendered to the Executive Board of the Association whenever ownership of the Unit designated on the certificate shall terminate.

Section 2.4 Membership. The Association shall have one (1) class of voting membership consisting of all Owners.

Section 2.5 Voting Rights. Each Unit shall be allocated one (1) vote for the purpose of all Association matters.

Section 2.6 Election of Directors. In the election of Directors by Owners, each Member shall have the right to vote the number of votes to which he is entitled with respect to each Executive Board vacancy to be filled at such election for which he is entitled to vote. Cumulative voting shall not be allowed.

ARTICLE III **MEETINGS OF MEMBERS**

Section 3.1 Place of Meetings. Meetings of the Association members shall be held at such place within Garfield County, Colorado, as the Executive Board may determine.

Section 3.2 Annual Meeting. The first annual meeting of the Association members shall be held within one year after the date of the adoption of these Bylaws. Thereafter, the annual meetings of the Association members shall be held on a date and at a time selected by the Executive Board in each succeeding year. The purpose of the annual meetings is for the election of the Directors and the transaction of such other business of the Association as may properly come before the meeting.

Section 3.3 Special Meeting. Special meetings of the Association members may be called by the President, the Executive Board, or by members representing not less than twenty-five percent (25%) of the total votes entitled to be cast on Association matters. No business shall be conducted at any special meeting except as stated in the notice thereof.

Section 3.4 Notice of Meeting. Written notice given in accordance with Section 10.2 of these Bylaws to the members and stating the place, day and hour of each meeting, and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered and effective not less than ten (10) and nor more than fifty (50) days before the date of the meeting, by or at the direction of the President or the persons calling the meeting as provided under these Bylaws, to the registered address for notice as provided in Section 10.2 of these Bylaws, of each Unit entitled to be represented by a vote at such meeting.

Section 3.5 Adjourned Meeting. If any meeting of Association members cannot be conducted because a quorum, as defined below in Section 3.8, has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is obtained.

Section 3.6 Proxies. Votes may be cast in person or by proxy, but no proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Proxies shall be filed with the Executive Board of the Association at or before the appointed time of each meeting. The Executive Board shall have the power and authority to approve the form of proxy used and, at minimum, such form shall include the following: (i) identification of the Unit to which the proxy relates; (ii) the name of the holder of the proxy (which must be only one individual); (iii) the scope of the power granted by the proxy; (iv) the duration of the power conveyed by the proxy; and (v) the signatures of all Owners of record of the Unit.

Section 3.7 Designation of Voting Representative — Proxy. If title to a Unit is held by more than one individual, or by a firm, corporation, partnership, association, or other legal entity, or any combination thereof, a proxy may be executed and filed with the Association appointing and authorizing one person or alternate persons to attend all annual and special meetings of the Association members and to cast the vote appurtenant to that Unit. Such proxy shall be effective and remain in force unless voluntarily revoked, amended, or sooner terminated by its terms or by operation of law, subject to the eleven (11) month limitation set forth in Section 3.6. In the absence of a proxy, the vote allocated to the Unit shall be

suspended in the event more than one person or entity seeks to exercise the right to vote on any one matter. In the event that a vote is cast by a member on behalf of such member's Unit without objection at the meeting at which such vote is cast by any other Owner of such Unit, then such person shall be deemed for all purposes under the Declaration and these Bylaws to be the duly and validly appointed representative for all Owners of the Unit, the Association and the Executive Board shall be entitled to rely on the authority of such Owner to vote with respect to the Unit, and the vote cast by such person shall be the validly cast vote of all of the Owners of such Unit and shall bind such other Owners.

Section 3.8 Quorum and Voting. Except as otherwise provided in these Bylaws, the presence in person or by proxy of the Association members possessing one-third (33.3%) of all votes entitled to be cast at a meeting of all members shall constitute a quorum, and such members present in person or by proxy shall constitute the members entitled to vote upon any issue presented at a meeting at which a quorum is present. A majority of votes entitled to be cast by such members present in person or by proxy shall be sufficient to make decisions binding on all Owners, unless a different number or method of voting is expressly required by statute or by the Declaration, the Articles of Incorporation or these Bylaws. At any meeting of the members of the Association at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

ARTICLE IV **EXECUTIVE BOARD**

Section 4.1 Number and Qualification. The affairs of the Association shall be governed by an Executive Board composed of three (3) persons during the Declarant Control Period (hereafter defined) and either three (3) or five (5) persons thereafter. The Directors may be nonresidents of Colorado, but each Director elected by the members (as opposed to Directors appointed by Declarant pursuant to Section 4.2 below) must be an owner of a Unit in Stirling Ranch.

Section 4.2 Declarant Control. Notwithstanding anything to the contrary provided for herein, Declarant shall be entitled during the Declarant Control Period (defined below) to appoint and remove the members of the Association's Executive Board and officers of the Association, subject to the following restrictions:

4.2.1 Not later than sixty (60) days after conveyance by Declarant of twenty-five percent (25%) of the Units to Owners, at least one member and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Owners other than Declarant.

4.2.2 Not later than sixty (60) days after conveyance by Declarant of fifty percent (50%) of the Units to Owners, not less than thirty-three and one-third percent (33

1/3%) of the members of the Executive Board shall be elected by Owners other than Declarant.

4.2.3 Not later than the termination of the Declarant Control Period, the Owners shall elect an Executive Board of either three (3) or five (5) members, at least a majority of whom shall be Owners other than Declarant.

4.2.4 The Declarant Control Period is hereby defined as the period of time commencing on the date of incorporation of the Association and terminating on the earliest of the following events: (i) sixty (60) days after conveyance by Declarant of seventy-five percent (75%) of the Units to Owners; (ii) two (2) years after the last conveyance of a Unit by Declarant in the ordinary course of business; or (iii) the date on which Declarant voluntarily relinquishes such power as evidenced by a notice recorded in the Office of the Clerk and Recorder for Garfield County, Colorado.

Section 4.3 Initial Executive Board. The Executive Board shall initially consist of three (3) Directors. The names and addresses of the persons who are initially to act in the capacity of Directors until their successors are duly elected or appointed and qualified are as follows:

<u>Name</u>	<u>Address</u>
Rebecca Stirling	0704 Skipper Lane Carbondale, CO 81623
Avigale B. McLoughlin	4313 Maka Rd Kalaho, HI 96741
Ariana M. Stirling	101 State St. Apt. B Hood River, OR 97031

Section 4.4 Terms of Office of Initial Board. The term of office of the Initial Executive Board under Section 4.3 above shall be set by Declarant (subject to the provisions of Section 4.2 above).

Section 4.5 Terms of Office of Subsequent Boards. Subject to the requirements of the Colorado Common Interest Ownership Act (the "Act"), § 38-33.3-303, C.R.S., every Director elected to replace the members of the Executive Board appointed by Declarant during the Declarant Control Period shall serve a term of from one (1) to three (3) years, appointed such that the term of one-third (1/3) (or as close thereto as possible) of the Directors shall expire each year. Elections of Directors shall be conducted as provided in Section 4.6 below.

Section 4.6 Board Elections. Upon the events listed in Section 4.2 above requiring that certain member(s) of the Executive Board be elected by the Owners other than Declarant,

a special meeting of the Association shall be called to hold elections for persons to replace such resigning members of the Executive Board.

The Directors shall hold office until their successors have been elected and qualified. Nominations of candidates for the Executive Board may be made by any members of the Association (including persons who are then members of the Executive Board). The candidates receiving the largest percentage of all votes of members present in person or represented by proxy at the meeting shall be elected. Cumulative voting is prohibited.

Section 4.7 Removal of Directors. At any regular or special meeting of the Association duly called at which a quorum exists, any one or more of the Directors may be removed, with or without cause by a vote of sixty-seven percent (67%) of the votes of the members present and entitled to be cast at such meeting; provided, however, that any Director elected by the Declarant may be removed only by the Declarant. Successors may then and there be elected by the members to fill the vacancies thus created.

Any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting. The Executive Board shall designate by resolution or motion when such regular or special meeting shall be held after such meeting is properly set or called in accordance with these Bylaws and Colorado law.

Section 4.8 Vacancies. Any vacancy occurring in the Executive Board, other than as provided in Section 4.7 above, may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Executive Board. The term of the Director so elected shall be coincident with the term of the replaced Director.

Section 4.9 Quorum of Directors. A majority of the number of Directors fixed from time to time by these Bylaws shall constitute a quorum for the transaction of business which may be conducted by the Executive Board. Any act approved by a majority of a quorum of the Directors shall be an act of the Executive Board. At any meeting of the Executive Board at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

Section 4.10 Place and Notice of Directors' Meetings. Any regular or special meetings of the Executive Board may be held at such place within the State of Colorado and upon such notice as the Board may prescribe. Attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except when a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Before, at or after any meeting of the Executive Board, any member of the Board may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Neither the business to be transacted at, nor the purpose of any regular or special meeting of the Executive Board need be specified in the waiver of notice of such meeting. The Executive Board shall have the right to take any action

in the absence of a meeting which they could take at a meeting by obtaining the written approval of all members of the Executive Board. Any action so approved shall have the same effect as though taken at a meeting of the Executive Board.

The Executive Board may participate in a meeting by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting.

Section 4.11 Powers and Duties. The Executive Board shall have the powers and duties necessary for the administration of the affairs of the Association. The Executive Board may do all such acts and things which are not specifically and expressly required to be done by the members of the Association by law, the Declaration, the Articles of Incorporation of the Association, or these Bylaws.

Section 4.12 Other Powers and Duties. Without limiting the generality of the powers and duties set forth in Section 4.11 of these Bylaws and the Declaration, the Executive Board shall be empowered and shall have the powers and duties as follows:

4.12.1 To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations, and all other provisions set forth in the Declaration.

4.12.2 To adopt and amend from time to time administrative rules and regulations in furtherance of the Declarations, the Articles of Incorporation and these Bylaws.

4.12.3 To keep in good order, condition, and repair all the Common Area and all items of personal property, if any, used in the enjoyment of Stirling Ranch in accordance with the terms of the Declaration. No approval of the Owners is required for expenditures for these purposes.

4.12.4 To designate, retain and remove contractors or personnel necessary for the operation, maintenance, repair and replacement of the Common Area in accordance with the terms of the Declaration, and otherwise to assist with the operation and administration of Association affairs.

4.12.5 In accordance with the terms of the Declaration, to obtain and maintain in effect the insurance coverage specified in the Declaration to the extent that insurance is available from reputable carriers at costs which are not demonstrably unreasonable.

4.12.6 Subject to the budgeting procedures contained in the Declaration, to fix, determine, levy, and collect the annual Assessments to be paid by each of the members towards the gross expenses of Stirling Ranch, and to adjust, decrease or increase the amount of

the Assessments, and to credit any excess of Assessments over expenses and cash reserves to the members against the next succeeding Assessment period.

4.12.7 To levy and collect special Assessments whenever, in the opinion of the Executive Board, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies, subject to any limitations imposed by the Declaration and the Act, and further subject to the requirement that all special Assessments shall be based on a budget adopted consistent with the terms of the Declaration prior to levying a special Assessment.

4.12.8 To collect delinquent Assessments by legal proceedings or otherwise and to enjoin or seek damages from an Owner as provided in the Declaration and these Bylaws; to enforce late charges or other such charges as the Executive Board may fix by rule from time to time in connection with Assessments remaining unpaid more than thirty (30) days from the due date for payment thereof; and to collect interest on unpaid Assessments in accordance with the Declaration.

4.12.9 To protect and defend Stirling Ranch from loss and damage by suit or otherwise.

4.12.10 Subject to restrictions as may be set forth in the Declaration and the Act, to borrow funds in order to pay for any expenditure or outlay required for Stirling Ranch or any portion thereof, pursuant to the authority granted by the provisions of the Declaration and these Bylaws and to authorize the appropriate officers to execute all such instruments evidencing such indebtedness as the Association may deem necessary; provided, however, that the Association shall not borrow more than \$25,000 or cause the Association to be indebted for more than \$25,000 at any one time without the prior approval of a majority vote of the members.

4.12.11 To dedicate, sell, or transfer all or any part of the Common Area to any public, governmental, or quasi-governmental agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; and subject to such additional limitations as may be set forth in the Declaration and the Act. The Act currently restricts the conveyance or encumbrance of the Common Area pursuant to § 38-33.3-312.

4.12.12 To enter into contracts within the scope of their duties and powers, including, without limitation, contracts with any District or other homeowners' associations or entities or individuals to provide services for the benefit of members and their families, guests, tenants and invitees.

4.12.13 To establish a bank account for the treasury and for all separate funds which are required or may be deemed advisable by the Executive board.

4.12.14 To keep and maintain full and accurate books and records showing all of the receipts, expenses, and disbursements of the Executive Board and to permit examination thereof by Owners as provided by law.

4.12.15 To prepare and deliver annually to each member a statement showing all receipts, expenses, and disbursements since the last such statement, including depreciation and other tax information.

4.12.16 To appoint members of the Design Review Board in conformity with the provisions of the Declaration.

4.12.17 In general, to perform all other functions and acts permitted under the Act, to carry on the affairs and administration of the Association and to do all those things necessary and reasonable in order to carry out the proper governance and operation of the Association, all in accordance with the Declaration.

Section 4.13 Managing Agent. The Executive Board may employ for the Association a Managing Agent at a compensation established by the Executive Board, to perform such duties and services specified in Section 4.12 above as the Executive Board shall authorize; provided, however, that the Executive Board in delegating such duties shall not be relieved of its responsibility under the Declaration or the Act.

Section 4.14 Directors' Compensation. Directors shall not be paid any compensation for their services performed as such Directors unless a resolution authorizing such remuneration shall have been adopted by the Association. Each member of the Executive Board shall receive reimbursement for reasonable expenses actually incurred for attendance at any regular or special meeting of the Executive Board or for other actual expenses incurred in connection with the performance of the duties of office as a member of the Executive Board.

ARTICLE V **OFFICERS AND THEIR DUTIES**

Section 5.1 Enumeration of Officers. The principal officers of the Association shall be a President, Vice President, Secretary, Treasurer and such other officers as the Executive Board may from time to time by resolution create. The President must be a member of the Executive Board.

Section 5.2 Election of Officers. The election of officers shall take place at the first meeting of the Executive Board and thereafter at the first meeting of the Executive Board following each annual meeting of the members.

Section 5.3 Term. The officers of the Association shall be elected annually by the Executive Board and each shall hold office for one year unless such officer shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 5.4 Special Appointments. The Executive Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Executive Board may from time to time determine.

Section 5.5 Resignation and Removal. Any officer may be removed from office, with or without cause, by the Executive Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 5.6 Vacancies. A vacancy in any office may be filled by appointment by the Executive Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 5.7 Multiple Offices. Any two or more offices may be held by the same person.

Section 5.8 Duties. The duties of the officers are as follows:

5.8.1 President. The President shall: preside at all meetings of the Association members and of the Executive Board; see that orders and resolutions of the Executive Board are carried out; sign all leases, mortgages, deeds, and other written instruments; co-sign all promissory notes; and exercise and discharge such other duties as may be required of the president by the Executive Board.

5.8.2 Vice President. The Vice President shall: act in the place and stead of the President in the event of his or her absence, inability, or refusal to act; and exercise and discharge such other duties as may be required of the Vice President by the Executive Board.

5.8.3 Secretary. The Secretary shall: record the votes and keep the minutes of all meetings and proceedings of the Executive Board and of the members; serve notice of meetings of the Executive Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as required by the Executive Board.

5.8.4 Treasurer. The Treasurer shall: receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Executive Board; co-sign all promissory notes of the Association; sign all

checks of the Association unless the Executive Board specifically directs otherwise; keep proper books of accounts; at the direction of the Executive Board, cause an annual audit of the Association books to be made by a public accountant at least once in every three fiscal years; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE VI

INDEMNIFICATION OF DIRECTORS AND OFFICERS

To the extent permitted by law and consistent with the Articles of Incorporation of the Association, the Association shall indemnify every Director, officer, employee and agent of the Association and every person who serves at the request of the Association as a manager, director, officer, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, or other enterprise against any liability asserted against or incurred by such person in any such capacity or arising out of that person's capacity as such. The indemnification permitted under this Article shall not extend, in any event, to any act or omission occurring prior to the date of incorporation of the Association.

In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of criminal or willful misconduct in the performance of such person's duties for the Association. The foregoing rights shall not be exclusive of other rights to which such Director or officer or other person may be entitled. All liability, loss, damage, cost, and expense arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as a Common Expense.

ARTICLE VII

BYLAWS

Section 7.1 Amendments. These Bylaws may be amended by action of the Executive Board at a regular or special meeting of the Executive Board. No amendment shall serve to shorten the term of any Director, conflict with the Act or delete any provision which must be contained in these Bylaws under the terms of the Act, or conflict with the Articles of Incorporation of the Association or the Declaration.

Section 7.2 Compliance With the Act. These Bylaws are intended to comply with the requirements of the Act. If any of these Bylaws conflict with the provisions of the Act, the provisions of the Act will govern the Association.

Section 7.3 Conflict Between Documents. In the case of any conflict between the Articles of Incorporation of the Association and these Bylaws, the Articles shall control; and in

the case of any conflict between the Declaration and these Bylaws or the Articles of Incorporation of the Association, the Declaration shall control.

ARTICLE VIII
SERVICES

The Association, whether through all Owners or through a Managing Agent, shall initially provide, among others, the following services relating to the administration and operation of the Association and Stirling Ranch, funded through the related payments outlined below from regular, annual Assessments, which may be amended or supplemented from time to time by the procedures set forth in the Declarations:

- (a) administrative payroll;
- (b) accounting services;
- (c) provision of office supplies;
- (d) provision of maintenance supplies;
- (e) legal services;
- (f) electricity service for the Common Area, including area lighting;
- (g) payment of reimbursable expenses of the Executive Board;
- (h) maintenance of insurance for the Common Area, and other insurance specified in the Declaration; and
- (i) establishment of reserve fund for maintenance, repair, and replacement of the Common Areas as specified in the Declaration.

ARTICLE IX
NONPROFIT CORPORATION

The Association is not organized for profit. No member of the Association, member of the Executive Board, or person from whom the Association may receive any property or funds or shall be lawfully entitled to receive any pecuniary profit from the operations of the Association, and in no event shall any part of the funds or assets of the Association be paid as a dividend, or be distributed to, or inure to the benefit of, any member of the Association or the Executive Board. The foregoing, however, shall neither prevent nor restrict the following: (1) reasonable compensation may be paid to any member or Director acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of

the Association; (2) any member or Director may, from time to time, be reimbursed for actual and reasonable expenses incurred in connection with the administration of the affairs of the Association; and (3) the distribution of any proceeds of insurance or from condemnation or the sale of Stirling Ranch as described in the Declaration.

ARTICLE X OBLIGATIONS OF THE OWNERS

Section 10.1 Assessments. Except as otherwise provided in the Declaration, all Owners shall be obligated to pay the Assessments imposed by the Association pursuant to the Declaration to meet the Common Expenses. Unless otherwise determined by the Association, the annual Assessments, and any special Assessments which are to be paid in periodic installments, shall be paid in accordance with the Declaration and shall be due and payable to the Association at its principal office, or as the Association may otherwise direct in any Management Agreement, without notice (except as otherwise required by the Declaration), on the first day of the payment period. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting of members, within the meaning of these Bylaws, if, and only if he shall have fully paid all Assessments made or levied against him and the Unit owned by him.

Section 10.2 Registration of Mailing Address. All Owners of each Unit shall have one and the same registered mailing address to be used by the Association for mailing of notices, demands and all other communications; and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association, or other legal entity or such combination thereof to be used by the Association. The registered address for an Owner or Owners shall be furnished by such Owner(s) to the secretary of the Association within five days after transfer of title to the Unit; and such registration shall be in written form and signed by all of the Owners of the Unit or by such persons as are authorized by law to represent the interests of all Owners thereof. If no such address is registered or if all of the Owners cannot agree, then the address shown on the deed to the Unit shall be deemed their registered address for the purposes of this Section until another registered address is furnished as required under this Section. If the Unit is the registered address of the Owners, then any notice shall have been deemed to be duly given if it is delivered to any person occupying that Unit or, if such Unit is unoccupied, if the notice is held and available for the Owners at the principal office of the Association. The registered address may be changed from time to time by designation in accordance with this Section.

Section 10.3 Use of Common Area. Each Owner shall use the Common Area in accordance with the purposes for which it is intended without hindering or encroaching upon the lawful rights of other Owners.

Section 10.4 Assessments, Debts, and Other Obligations By Owner. The Assessments, debts, and other obligations assumed by the Owner include the following:

10.4.1 The duty of Owners as set forth in the Declaration to reimburse the Association for repair or replacement of Common Area, when such repair or replacement is occasioned by the negligent or willful act or omission of said Owner, his family members, employees, contractors, guests, or invitees.

10.4.2 The duty to pay all annual, special, and default Assessments provided for and governed by the Declaration and levied for any purpose authorized by the Declaration.

10.4.3 The responsibility of each Owner to obtain reasonable and necessary insurance for such Owner's Unit(s).

10.4.4 The duty to pay any separately metered or assessed utility costs, as well as ad valorem taxes and special assessments levied by the State of Colorado or any political subdivision thereof on an Owner's Unit.

10.4.5 The duty to indemnify and hold harmless each of the other Owners and the Association, pursuant to the Declaration, from any liability arising from the claim of any mechanics' liens against an Owner's Unit or against the Common Area.

10.4.6 The duty to adhere to and comply with all covenants, conditions and restrictions set forth in the Declaration.

10.4.7 The burdens imposed by the easements set forth in the Declaration.

10.4.8 The obligation to submit to the appointment of the Association as attorney in fact for purposes of dealing with Stirling Ranch upon its damage, destruction or obsolescence as provided in the Declaration.

10.4.9 The restrictions, limitations, and prohibitions relative to partitioning, severing ownership interests in the Common Area, and leasing Units as set forth in the Declaration.

10.4.10 Such other duties and obligations as may be imposed under the Declaration or these Bylaws and other Association Documents.

ARTICLES XI **COMMITTEES**

The Executive Board of the Association may appoint such committees of Directors as deemed appropriate in carrying out its purposes.

ARTICLE XII
BOOKS AND RECORDS; STATEMENT OF ACCOUNT

Section 12.1 Inspection. The records of receipts and expenditures of the Executive Board and other books, records and papers of the Association, including the Declaration, the Articles of Incorporation, and these Bylaws of the Association, as well as any Management Agreement and any rules and regulations of the Association, shall be available for inspection by the Owners at the principal office of the Association, where copies may be purchased at reasonable cost, in accordance with applicable law.

Section 12.2 Statement of Account. Upon fourteen (14) calendar days' prior written notice to the relevant Managing Agent, if any, or to the Executive Board, and payment of a reasonable fee, any Owner shall be furnished a statement of the Owner's account setting forth the amount of any unpaid assessments or other charges due and owing from such Owner, together with such other information available pursuant to the Declaration.

ARTICLE XIII
FISCAL YEAR

The fiscal year of the Association shall begin on a date to be determined by action of the Executive Board except that the first fiscal year shall begin on the date of incorporation.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting President of Stirling Ranch Property Owners Association, Inc., a Colorado nonprofit corporation; and

STIRLING RANCH PROPERTY OWNERS ASSOCIATION, INC.

Bylaws

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That the foregoing Bylaws constitute the original Bylaws of that Association, as duly adopted by written action of the Executive Board and of the Declarant, the sole Member of that Association as of the 31st day of Dec., 2002.

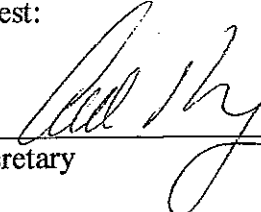
Dated effective this 31st day of Dec., 2002.

**Stirling Ranch Property Owners'
Association, Inc.**

By:  

Rebecca Stirling
President

Attest:


Secretary